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**IAN PICK ASSOCIATES LTD.**  
SPECIALIST AGRICULTURAL AND RURAL PLANNING CONSULTANTS

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4<sup>th</sup> June 2013

Planning Department  
North Yorkshire Moor National Park  
The Old Vicarage  
Bondgate  
Helmsley

Dear Sir or Madam,

**SITING OF 1 NO. STEEL CONTAINERS CONTAINING A 99 KWH BIOMASS BOILER SYSTEM AND ERECTION OF A DRYING ROOM**

Please find enclosed a planning application for the development described above. This letter has been prepared to set out the Design and Access principals of the proposed development.

The applicant operates a farming business from Middlewood Farm, and a diversified tourism enterprise of static and touring caravans and tents.

The proposed development seeks full planning consent for the installation of 1 No. steel container, containing a 99 kWH containerised biomass system, consisting of 99 kw biomass boiler for wood chip and wood pellet; and for the erection of a drying room for users of the caravan site for drying of boots and clothing.

The purpose of the proposed biomass heating system is to provide a renewable heat source to supply the farmhouses, office, site laundry and caravan site toilet block.

**Amount of Development**

The amount of development includes the installation of 1 No. steel container housing a containerised biomass system. The container extends to 9.15m x 2.44m with a height of 2.9m. The container includes an external flue which extend to 5m above ground level and will be coloured in black.

The proposal also includes the erection of a small drying room for use of tourists / walkers staying at Middlewood Farm. The drying rooms extends to 3m x 2m and will be used for drying of boots and clothing.

**Use**

The use of the biomass will be for renewable heat production to supply the site laundry, toilet and shower block, farmhouses and office.

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**Layout**

The layout of the development is shown on the site plan. The layout includes 1 No. steel container and small drying room.

**Scale**

The proposed development is the siting of 1 No. 9.15m x 2.44m steel container, housing a biomass heating system; and the erection of a drying room extending to 3m x 2m.

**Landscaping**

The application site is located adjacent to the existing buildings. The drying room is screened from public views by existing buildings.

The containerised biomass unit is sited adjacent to the toilet block. The site is screened by the existing boundary wall which will be increased in height to 2m for the low section. The container will be visible from the road over the top of the boundary wall, however, the container will be coloured dark green, and the flue in black.

The proposed development will form part of the existing built complex of the farm unit, and will not be visually prominent within the landscape.

**Appearance**

The proposed biomass boiler is housed in standard shipping container, with a flue extending to 5m above ground level.

The drying room extends to 3m x 2m with an eaves height of 2.4m and a ridge height of 3.1m. The walls will be vertical timber boarding and the roof, clay pantile.

**Vehicular Access & Transport Links**

The development will be accessed via the existing farm entrance. Following the development, the proposal will require wood pellet delivery. Oil delivery to the site will however cease following the development.

The drying room does not impact on traffic generation.

Kind Regards

Ian Pick BS (Hons) MRICS

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